



## Didsbury Close, York, YO30 5NN

- GROUND FLOOR
- TWO DOUBLE BEDROOMS
- NO ONWARD CHAIN
- PARKING
- OPEN PLAN LIVING
- GOOD ACCESS TO AMENITIES

**£195,000**



# Didsbury Close, York, YO30 5NN

## DESCRIPTION

A two bedroom, ground floor apartment in a sought after residential location with excellent access to Clifton Moor retail park.

The development is accessed via a communal entrance with intercom entry system.

Upon entering the apartment itself you have an entrance hall giving access to all other room as well as a useful storage cupboard.

There is an open plan living kitchen with patio doors leading out to a communal garden. The kitchen area boasts a range of base and wall units with integrated oven and hob as well as space and plumbing for free standing appliances. The living space is filled with natural light and offers space for a seating area as well as table and chairs.

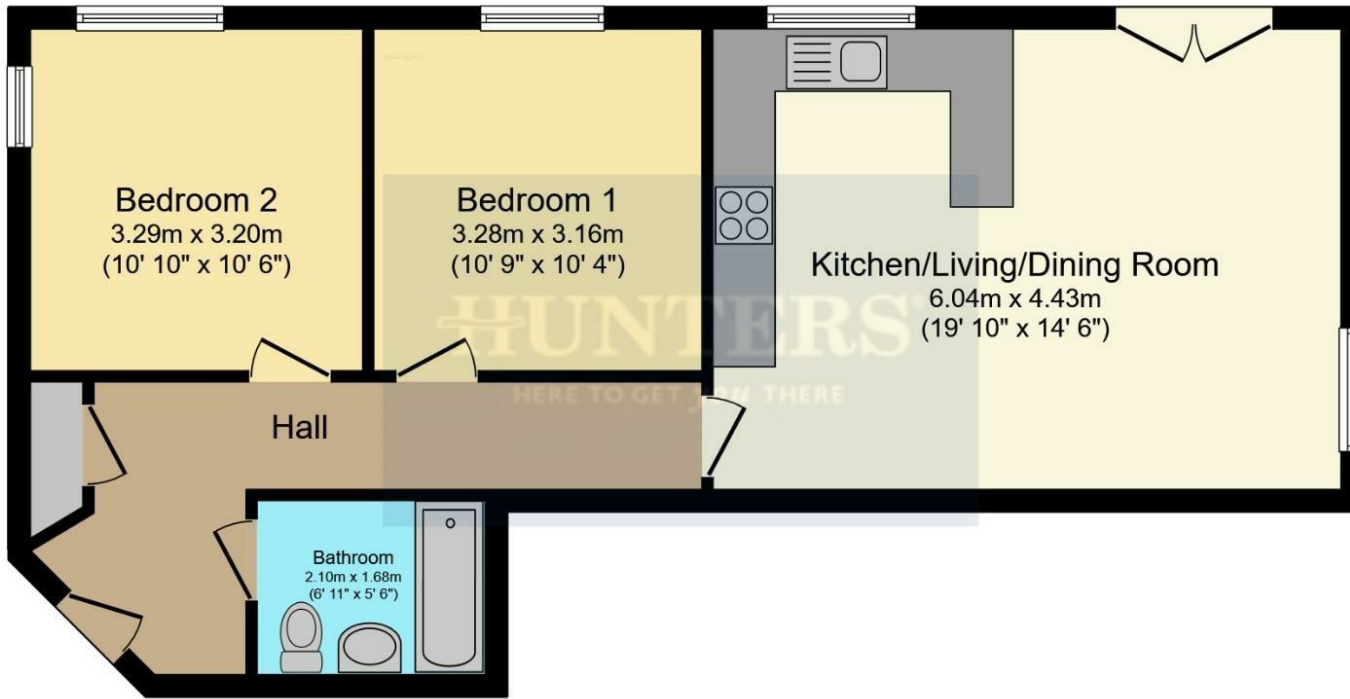
There are two double bedrooms and the bathroom with sink, W.C and bath with shower over.

Externally the property sits within communal gardens and enjoys use of an allocated parking space.

Viewing of this property is highly recommended to truly appreciate all it has to offer.







Total floor area 62.9 m<sup>2</sup> (677 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

### Viewings

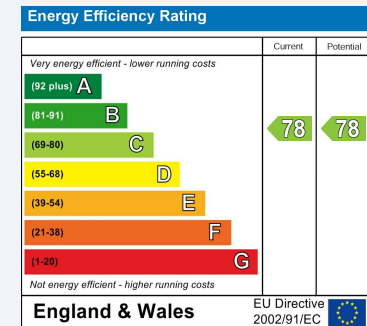
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



Ground Floor, Apollo House Eboracum Way, York, YO31 7RE  
Tel: 01904 621026 Email: [york@hunters.com](mailto:york@hunters.com) <https://www.hunters.com>

